108.0	0002	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,200,300 / 1,200,300
					USE VALUE:	1,200,300 / 1,200,300
					ASSESSED:	1,200,300 / 1,200,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEY CHRISTOPHER/VALERIE
Owner 2:	
Owner 3:	
Street 1:	24 MOHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAW PETER K C -
Owner 2:	LAW ANITA K -
Street 1:	24 MOHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 3926 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10383.000	688,300		512,000	1,200,300
Total Card	0.238	688,300		512,000	1,200,300
Total Parcel	0.238	688,300		512,000	1,200,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.73 | /Parcel: 305.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69151
GIS Ref
GIS Ref
Insp Date 06/14/16

!8494!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	688,300	0	10,383.	512,000	1,200,300		Year end	12/23/2021
2021	101	FV	668,200	0	10,383.	512,000	1,180,200		Year End Roll	12/10/2020
2020	101	FV	667,600	0	10,383.	512,000	1,179,600	1,179,600	Year End Roll	12/18/2019
2019	101	FV	502,300	0	10,383.	512,000	1,014,300	1,014,300	Year End Roll	1/3/2019
2018	101	FV	502,300	0	10,383.	438,900	941,200	941,200	Year End Roll	12/20/2017
2017	101	FV	502,300	0	10,383.	409,600	911,900	911,900	Year End Roll	1/3/2017
2016	101	FV	335,900	0	10,383.	351,100	687,000	687,000	Year End	1/4/2016
2015	101	FV	328,900	0	10,383.	314,500	643,400	643,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:25:53

LAST REV

Date	Time
09/06/16	14:26:00
apro	

PAT ACCT. 8494

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAW PETER K C	47686-393		6/23/2006		560,000	No	No		
FANNING PARITCH	25782-230		10/31/1995		273,500	No	No		Y

USER DEFINED

Prior Id # 1:	69151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1998	Heat App	16,000					
7/3/2015	875	Siding	5,000		7/3/2015			Removal of the exi
8/24/2014	1159	Addition	401,000		8/24/2015			Remove existing ro
2/27/2011	55	New Wind	6,531					REPL 5 WINDOWS
3/16/2010	180	Addition	83,000					add rear family ro
7/16/2009	596	Redo Bat	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2016	Measured	PT	Paul T
6/14/2016	Info At Door	PT	Paul T
11/12/2015	Permit Insp	PC	PHIL C
6/16/2010	Info Fm Prmt	BR	B Rossignol
2/24/2009	Meas/Inspect	163	PATRIOT
11/5/2006	MLS	HC	Helen Chinal
11/13/2000	Hearing N/C		
12/4/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10383		Sq. Ft.	Site		0	70.	0.70	4									512,045						512,000	

Total AC/HA:	0.23836	Total SF/SM:	10383	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	512,045	Spl Credit		Total:	512,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94627535
Const Adj.:	1.03020000
Adj $ / SQ:	126.731
Other Features:	140376
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721439
Depreciation:	33186
Depreciated Total:	688253

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

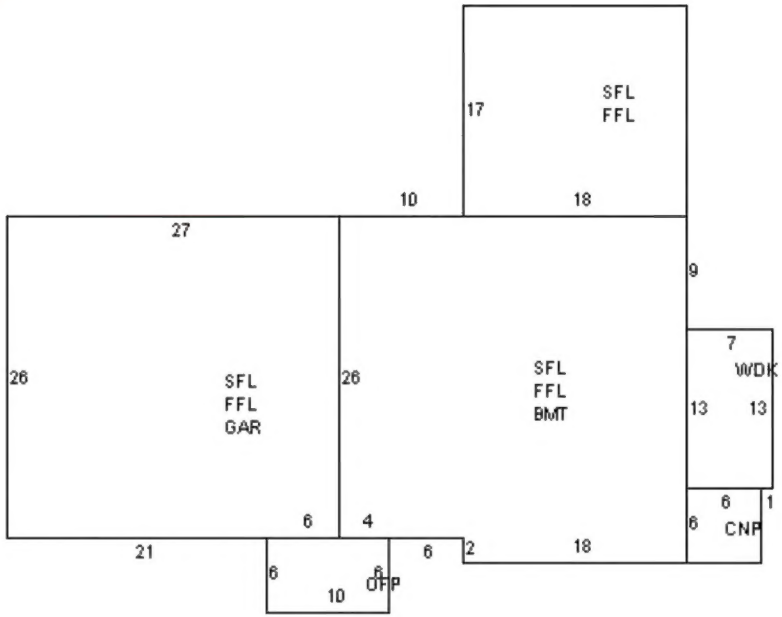
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.40
Special Features:	0	Val/Su Net:	132.44
Final Total:	688300	Val/Su SzAd	194.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,772	126.730	224,567
SFL	Second Floor	1,772	126.730	224,567
BMT	Basement	764	60.830	46,475
GAR	Garage	702	19.120	13,424
WDK	Deck	91	16.480	1,500
OFP	Open Porch	60	45.330	2,720
CNP	Canopy	36	61.810	2,225
	Net Sketched Area:	5,197	Total:	515,478
Size Ad	3544	Gross Area	5197	FinArea 3926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2009	0.00	T	8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	